BLOCK 1 LOT 2
AMELIA PARK TOWN CENTER
BLOCKS 1 & 4 PBK 8/185

CLAPSADDLE GERALD L L/E & DAUGHTREY VIRGINIA H L/E
1794 S 15TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-127P-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

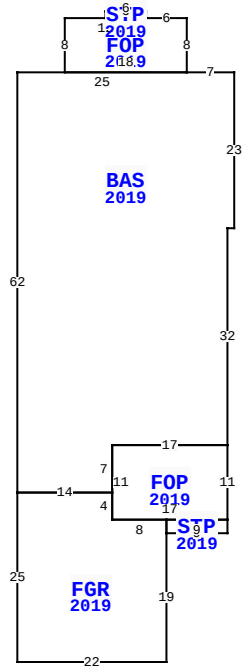
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100	1,826	327,129
FGR	518	55	285	51,058
FOP	144	30	43	7,703
FOP	187	30	56	10,033
STP	6	10	1	179
STP	18	10	2	358
TOTALS	2,699		2,213	396,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,213	126.9884	180.96	400,464	2019	2019	0	0	0	1.00	99.00

1 SFR CUST - 100% - 2020 Heated Area: 1826 HX Base Yr 2020



1794 S 15TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		396,459
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		534,924
SOH/AGL Deduction		257,966
ASSESSED VALUE		276,958
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,958
TOTAL JUST VALUE		534,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		503,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181851	CO ISSUED	0	01/31/2019
20181851	NEW CONSTR	246,447	05/31/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/1872	5/21/2021	QC	U	I	11	100
GRANTOR: CLAPSADDLE GERALD L &						
GRANTEE: CLAPSADDLE GERALD R						
2443/1204	3/12/2021	QC	U	I	11	100
GRANTOR: CLAPSADDLE GERALD L R						
GRANTEE: CLAPSADDLE GERALD L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W7 FOP=[YR=2019] N8 W6 STP=[YR=2019] N1 W6 S1 E6$ W12 S8 E18$ W25 S62 FGR=[YR=2019] S25 E22 N19 STP=[YR=2019] E9 N2 FOP=[YR=2019] N11 W17 S11 E17$ W9 S2$ N2 W8 N4 W14$ E14 N7 E17 N32 E1 N23$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	236.00	SF	10.00	10.00	100	2019	2019	3	99	2,336	
2	0855	CONC PAVER	0	100	0	0	90.00	SF	10.00	10.00	100	2019	2019	3	99	891	
3	0855	CONC PAVER	0	100	0	0	24.00	SF	10.00	10.00	100	2019	2019	3	99	238	

LAND DESCRIPTION

TOTAL OB/XF 3,465

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	100			0.00	0.00	45.00	FF		1.00	1.00	1.00	3,000.00	3,000.00	135,000							

REVIEW DATE 02/13/2019 BY DJ Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 08/02/2023 BY SYS